SPECIAL WARRANTY DEED

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES 05/30/2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF Aug, 2005

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MORRIS|HARDWICK|SCHNEIDER, 2401 Lake Park Drive, Suite 150, Smyrna, GA 30080 (770) 437-4060

PROPERTY ADDRESS & NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID E. LUTZ	same	80-08;263.00
(NAME)	(NAME)	
3228 MEXICO DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, DAVID E. LUTZ _____, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 49 ON THE PLAN OF BORDEAUX HILLS, SECTION 4, OF RECORD IN BOOK 3600, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 49 FRONTS 55.0 FEET ON THE EASTERLY SIDE OF MEXICO DRIVE AND RUNS BACK 125.38 FEET ON THE SOUTHERLY LINE AND 125.51 FEET ON THE NORTHERLY LINE TO A LINE IN THE REAR WHICH MEASURES 55.0 FEET THEREON.

Being the same property conveyed to Grantors herein by Substitute Trustee's Deed filed of record in Instrument #20041213-0147904, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to 2005 Davidson County Taxes not yet due or payable.

This is unimproved / improved x property, known as 3228 Mexico Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 08/09/05 10:34 2 pgs
Fees:13.00 Taxes:203.50
20050809-0094093

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28 day of July, 2005.

Witness

Esther P. Roman
Asst. Secretary

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC

Maria I. Ortega
Vice President

STATE OF CA COUNTY OF Los Angeles

Personally appeared before me, Undersigned, Notary Public, Maria I. Ortega, in his/her capacity as V.P. of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that he/she is the V.P. of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at office this 28 day of July, 2005.

Commission expires:
March 31, 2009

Notary Public

DANNY GOMEZ
Commission # 1558051
Notary Public - California
Los Angeles County
My Comm. Expires Mar 31, 2009